

# FHA Pre-Inspection Checklist

Some sellers order a pre-inspection from a licensed home inspector (\$300-\$500). Others consult with their Realtor regarding potential issues and fix things before their home

goes onto the market. When demand for homes is high, sellers may be tempted to list a home as-is (i.e. without fixing it up first), but this will result in low-ball offers. Additionally, you still must adhere to certain guidelines when selling as is. You cannot hide or intentionally misrepresent issues with the house.

Consult with a professional to learn where the weakest links exist in your home and remedy those problems before you go to market. Some of the issues known to curtail a full-price offer include:

## interior

## exterior

- Scrape any area that's chipped or peeling and repaint in neutral colors.
- Make sure your home has no frayed wiring, open electrical boxes, missing electrical fixtures, missing electrical covers, etc.
- Keep your water heater, furnace and AC units in good repair and confirm your dryer is vented.
- Replace or add hand rails anywhere there is more than 2 steps – decks, stairways, etc.
- Unusable fireplaces need to be sealed.
- Replace any missing or heavily damaged flooring.
- All kitchen appliances that are being included in sale must work properly.
- Remove any non-toxic mold or mold residue.

- Seal any bare wood.
- Empty swimming pools must be covered with a non-collapsible cover and all pools must have a fence.
- Repair exterior walks and driveways that have uneven concrete that can cause a trip hazard.
- Replace missing gutters or downspouts.
- Replace any missing roof shingles
- Replace any loose siding.
- Repair foundation-mortar missing or falling out between bricks.

Pretend to be a buyer and look for any "red flags" that need addressed. Better to do this now than during the inspection phase of your transaction. Also, inspect any other forgotten areas like storage closets and cellars. It is best to do a walk through with your Realtor. They are better able to see these red flags because of their experience.



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